



40 Mayfair Place Recreation Centre Redevelopment

# Mayfair Place

Recreation Feasibility study \_ December 2011

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**“The intent of our study is to provide a facility design that is flexible, adaptive and sustainable. Our overall goal is to increase the programming options of 40 Mayfair Place to provide opportunity and choice for the community”**



With the long term plan to provide for future community/ recreational components, the proposed design takes into account and considers urban alignments, orientation, spatial adjacencies and priorities that will make this facility unique: a direct response to the needs of the mayfair community. The conceptual design in this section is just that, a conceptual design that provides preliminary form to a preliminary program. The strategy is to provide an environment that engages and enhances the current community and facility. The study focused on the element of play in modernizing and registering a unique and bold relationship between 40 Mayfair Place and the adjacent community within the City of Winnipeg. It is expected that over time, the proposed concept will transform with the changing needs of the community: enabling future adaptations. The current Facility is a neighbourhood center that is limited in its capacity to facilitate the current activities: day to day use is restricted within the tight space presently available. The new building requires multi-use space(s), that fosters simultaneous activity, community events and active space.

## **Recreation/ Community Trends**

**1\_Group Participation** - Recreation that provides socializing opportunities and group programming will be sought after as many people search for leisure, recreation, and active living to fulfill their need for social interaction. Increasing the opportunities for socialization and spectator activity supports this need to feel connected to others and encourages community identity and pride.

**2\_Socio-Economic Access**- As the ability to pay for access to recreation services becomes more polarized at both ends of the ability-to-pay scale, there will be increased need for the public to control facilities sufficiently to ensure access to them by all segments of society. Public facilities and programming should be planned to allow access and affordability for all constituents.

**3\_Technology Integration** - As the concern towards childhood obesity in Canada rises, so does the need for recreation facilities to offer alternative programs for youth beyond team sports. A growing trend in recreation is the concept of interactive fitness or “exergaming”. Exergaming combines exercise with digital media or video games which are popular with all ages. In addition to interactive gaming technology, urban users will search for facilities that provide access to online registration, schedules, training and tools. The use of the internet and digital media to display up-to-date team information and player statistics engages facility users and has the capability of reaching the overall community.

**“Consider the idea that the proposed facility should be responsive to providing “re-programmable” space: space that can be easily transformed for various uses and users.”**



**4\_Inter-Generational Activity-** As the large segment of our population referred to as the “baby boomers” become senior citizens, they will want and demand access to main stream recreation facilities, and not be content with the relatively modest range of spaces offered in “senior centers”. We imagine that the next generation of facilities will enable aged users to be better integrated into recreation programming. It is anticipated that all age groups within our society will congregate in main stream recreation/ community facilities creating a need for intergenerational programming and multipurpose spaces. Access to programs that actively engage both the young and old promotes a greater sense of inclusion and belonging in the community.

## **Project Overview**

The current Facility is a neighborhood center that is limited in its capacity to facilitate the current activities: current building space/ areas (roughly 1560 sq ft) cannot accommodate the various types of programs and activities offered throughout the day. Typical programming is offered to children between the ages of 6-12, youth between the ages of 12-18, and seniors. Activities include Healthy start, Older active living activities, training and education for families. The new building requires multi-use space(s) that foster simultaneous activity, community events and active space.

**“The purpose is to look at increasing programming to fulfill the needs of the community users”**





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## Site

The 40 Mayfair place site presents many challenges to a new building design. The existing trees on the lot are to remain. As a result, the design must respond within the existing vegetation: limiting the impact on the outdoor hard surface locations and the tree locations. To better service the building and provide efficient loading/parking access, the proposed building zone is located adjacent to Mayfair Place, and within the confines of the rink perimeter and the existing green space. The key zones within the site to align to are the outdoor activity zone (in blue), the green space zone (adjacent to River and Donald), and the pedestrian/ street zone (on the corner of River avenue and Mayfair Place). The proposed building zone tries to maximize building exposure, site usable area, future growth and the retention of current community activities on the site.

### Key site factors to be considered:

Minimize the removal of existing vegetation or bike path(s)

Building relationship to River Avenue and Mayfair Place

Parking / Loading/ Rink flooding access

**“There needs to be a careful alignment of program elements to foster flexibility for future growth and recreational visibility. Our response must minimize the impact on the site, and maximize the current relationship to green space, the rink, and the urban fabric”**



## Design Goals

Our overall goal is to increase the programming options of 40 Mayfair Place to provide opportunity and choice for the community. The following are the individual goals that contribute to improving the current facility:

**1\_Programming needs** - provide planning that is flexible within the short-term and long term. Target group for the facility is children and youth, with senior programming.

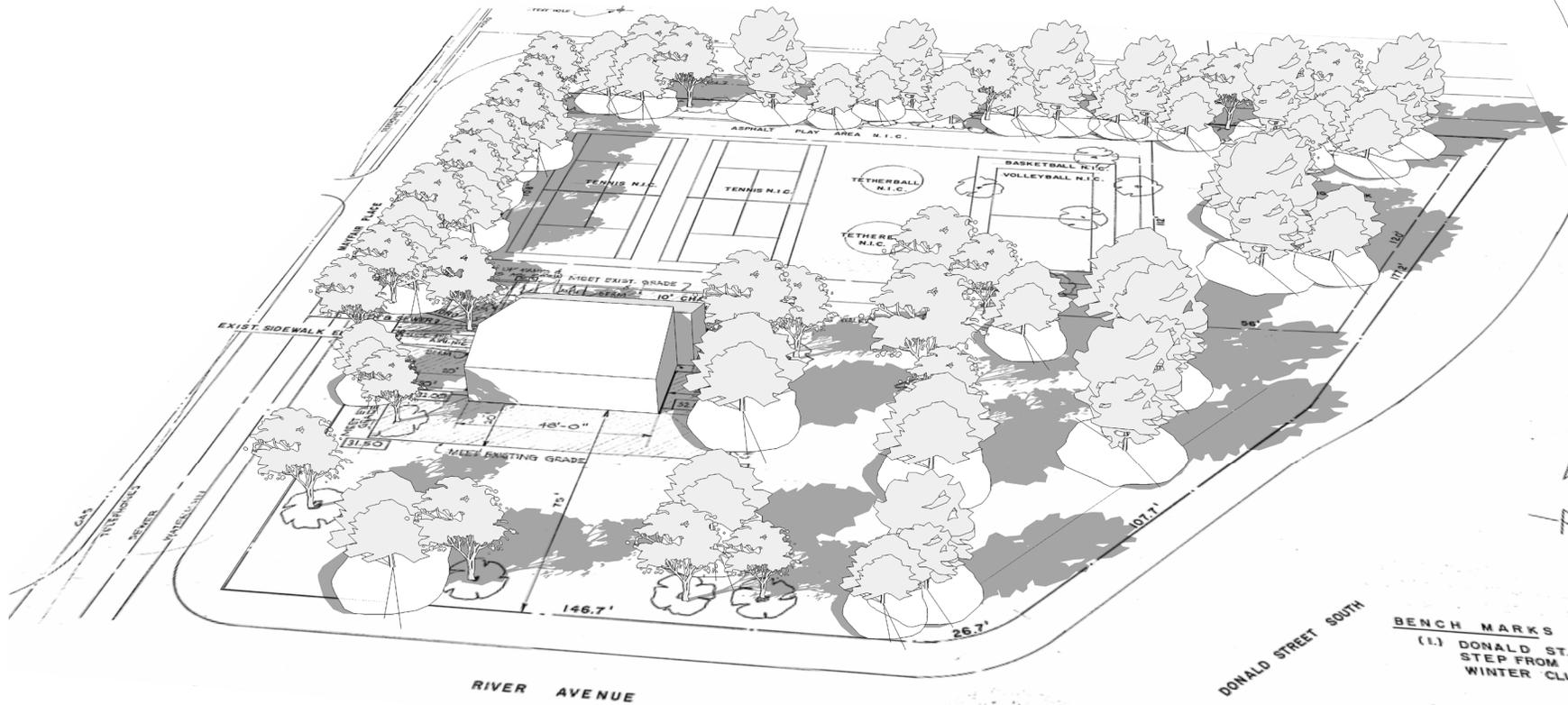
**2\_Multi-Use Space** - provide a place or places for the multiple activities currently enjoyed at 40 Mayfair place. The community requires space/areas that can accommodate various types of programs throughout the day. Strategic programming should investigate the use of secondary multi-use space(s) that fosters simultaneous activity within the building.

**3\_Safety and Security-** provide visibility and transparency between programmed spaces and the interior/exterior to facilitate supervision.

**4\_Storage** - provide storage and organization for distinct tenants to foster a sense of one's own space and temporary ownership. Storage will need to be creative and respond to the multi-use program of the facility.

**“Our goal is to provide the community with opportunity and a clear choice through a modernized, adaptable, and flexible recreational center. The project design goals must be sensitive to issues of LEED, Building Envelope and Building Systems”**





**BENCH MARKS**  
 (1) DONALD ST. N.W. COR  
 STEP FROM BOTTOM OF W  
 WINTER CLUB - 200 RIVER  
 EL. 32.2  
 (2) CLARKE ST. S/E COR  
 STEP ROYAL OAK APT  
 EL. \_\_\_\_\_  
**LEGAL DESCRIPTION**

# Mayfair Place

## ***Design Strategy***

A 'coupling' should enhance the connection between neighborhood and its recreational / community activity. The conceptual strategy for 40 Mayfair Place is as follows:

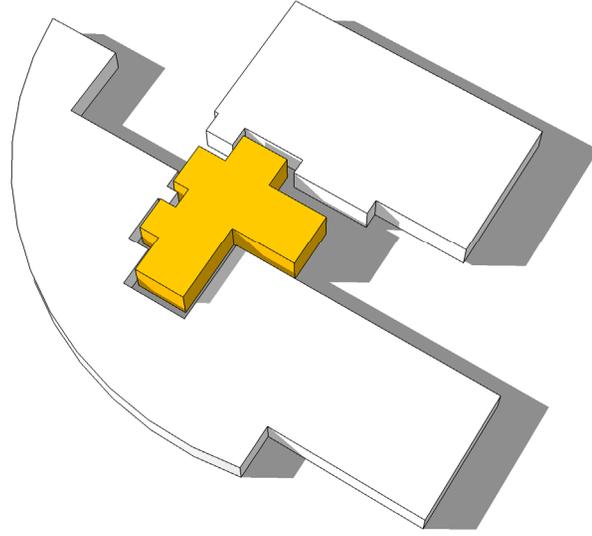
**1\_Cohesion-** provide programming for the opportunity of social gathering

**2\_Bridge** - strategic transparency between outdoor activity and indoor activity

**3\_Alignment** - position programming elements to foster expandability, flexibility and recreation visibility



**“Coupling:**  
a connection between two things so  
they move together”



## Public Consultation

On October 17th, 2011, Stantec Architecture and City of Winnipeg held a “Public Info Session and Design Workshop at 40 Mayfair Place. The meeting included specific service / interest groups within the community and the city: Manitoba Housing, the WRHA, Neighborhood Alive, Families Forward, Faith based organizations, Representative for Councilor Jenny Gerbasi. The open house session was a great opportunity for Stantec architecture and The Community Development and Recreation Services Division of the City to discuss their vision for the new building. The following outlines three concepts that were presented during that design workshop and a summary of comments from the interest groups in attendance and the City of Winnipeg representatives.

**“We want to inform the public of the facility design and engage people in regards to programming the design: there needs to be shared ownership over decisions being made”**





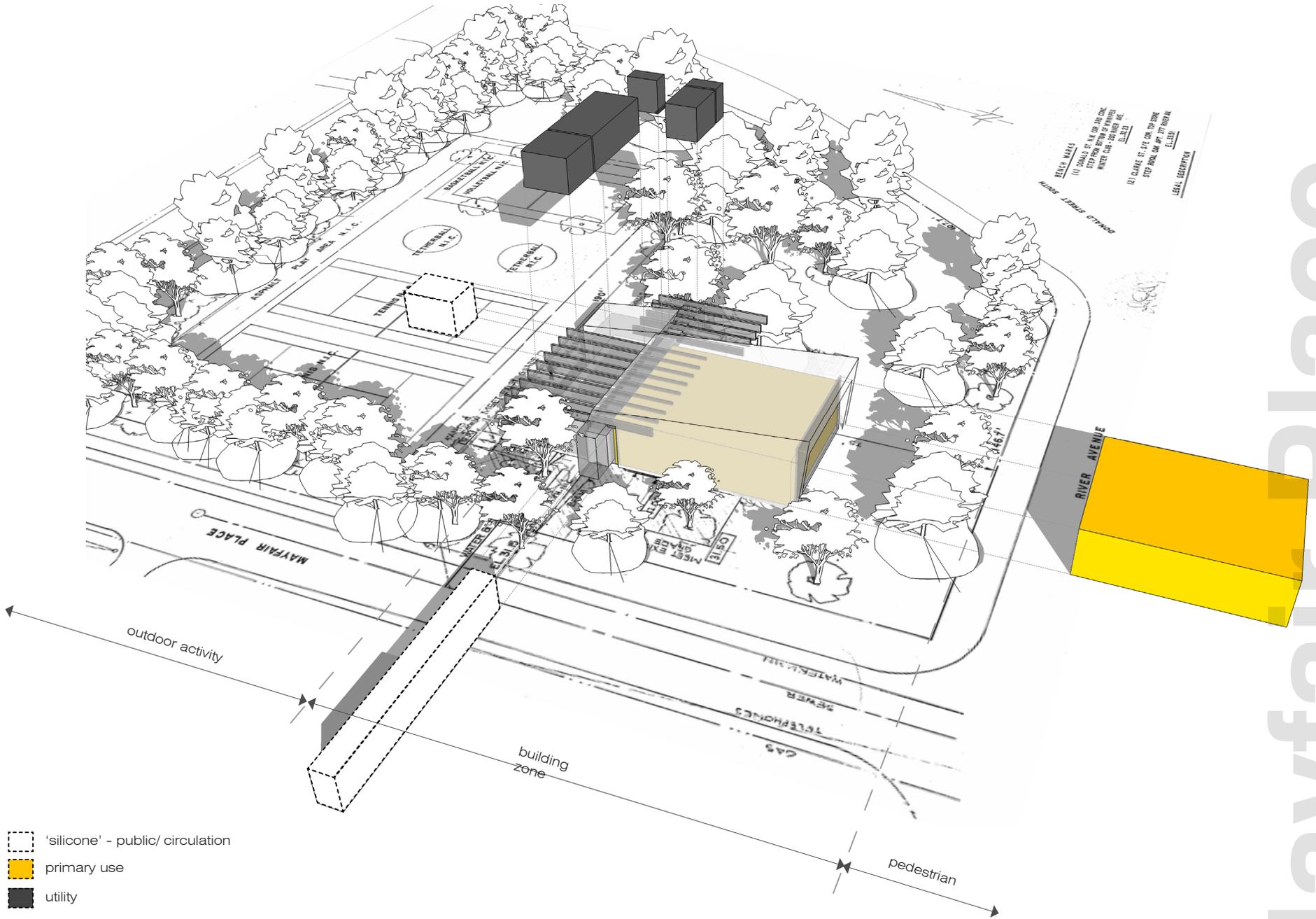
# Mayfair Place

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## Concept 1

The following programming strategy divides the new building into three parts: **the silicone** (program zone containing public use, circulation within the building, exiting, spectator use); **the primary use** ( this program zone includes the main community activity and multi-use space); and **the utility** ( a program zone including a kitchen, washrooms, storage and mechanical). Concept 1 provides a public spine perpendicular to Mayfair place, and the opportunity to expand eastwards. The silicone acts as a structural spine to connect the other elements of the building. The primary use volume is set adjacent to river avenue to promote a more direct relationship to the urban corridor. The utility zone is placed at the back of the site, to facilitate mechanical adjacency to the rink, to the existing utilities from the city, and to maximize street frontage for the prime components of the design.

**“A volume of space north of the main public spine, could facilitate a multi-use skate/ craft corner area. Its adjacency to the rink promotes supervision to the outdoor activity ”**



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	'silicone' - public/ circulation	600 sq. ft.
	primary use	1950 sq. ft.
	kitchen	175 sq. ft.
	washroom	290 sq. ft.
	storage/ jan/ utility	330sq. ft.
		3345 sq. ft. (net)

### Concept 1 Comments

- Storage in the kitchen (the pantry) is preferred, entry into the kitchen from the main corridor also preferred. Main entry into the kitchen from the multi-use space not the ideal situation. Separate kitchen storage off of the corridor will minimize disruption of the multi-use space during deliveries.

- Primary multi-use space storage good , typically would be used for equipment that should not be in the same room as food storage.

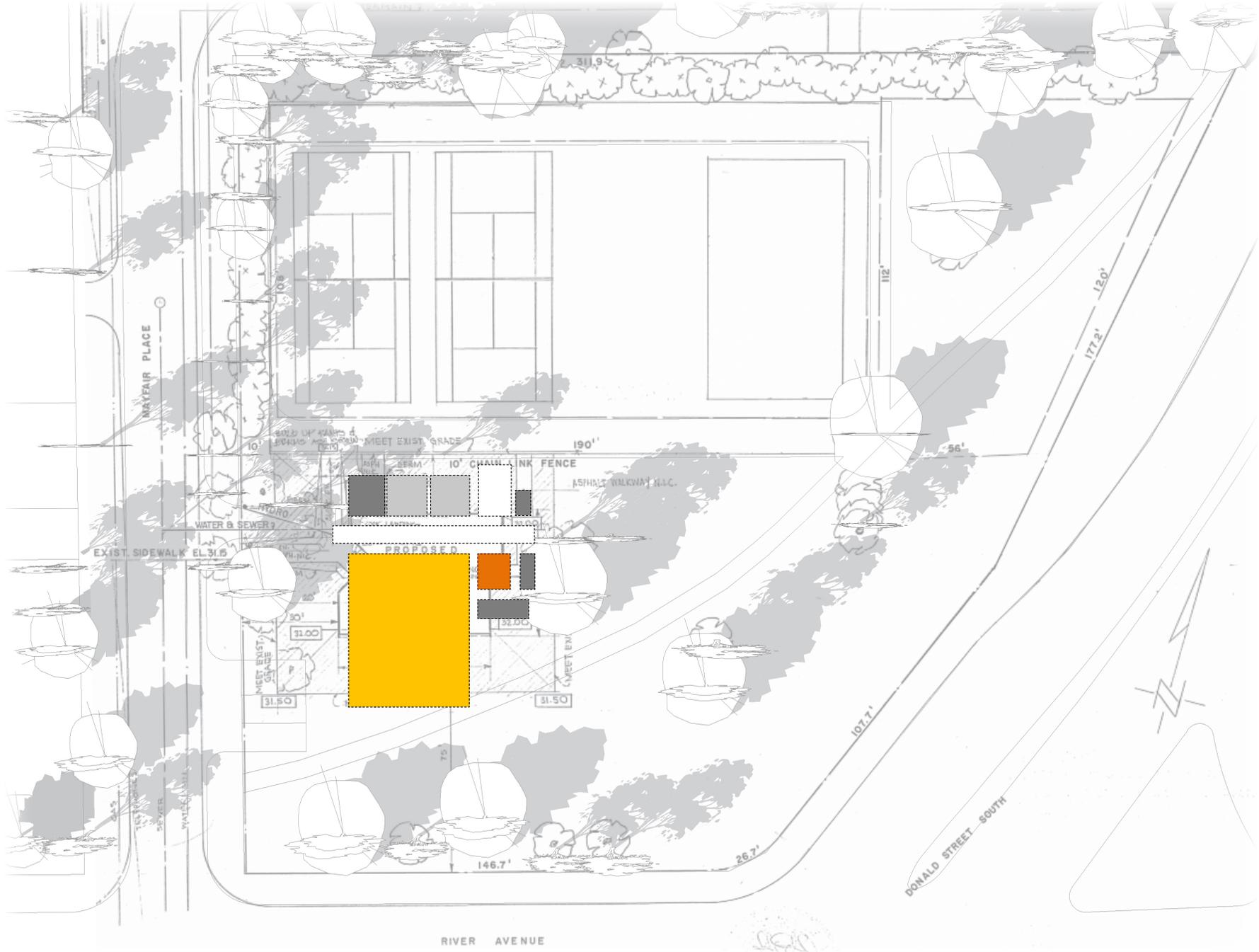
- Skate change area ( multi-use space 2) good idea. Allow for supervision, look out to rink. A good idea for the space to be defined off of the main corridor. Could facilitate 'a craft-corner', "story time".

- Opportunity for canteen function with kitchen layout and adjacency to public corridor.

- Require a space for a computer. Perhaps it can be located adjacent to small multi-use space. Computer can be on a movable cart and plugged in to desired location(s).

- Kitchen size may be a challenge within current activities of community center, is there an opportunity for expandable kitchen space into the main multi-purpose space?

- Programming needs to look at the short-term and the long term for the facility. Planning for activities like harvest needs to be flexible for possible future / alternate activities in its place.

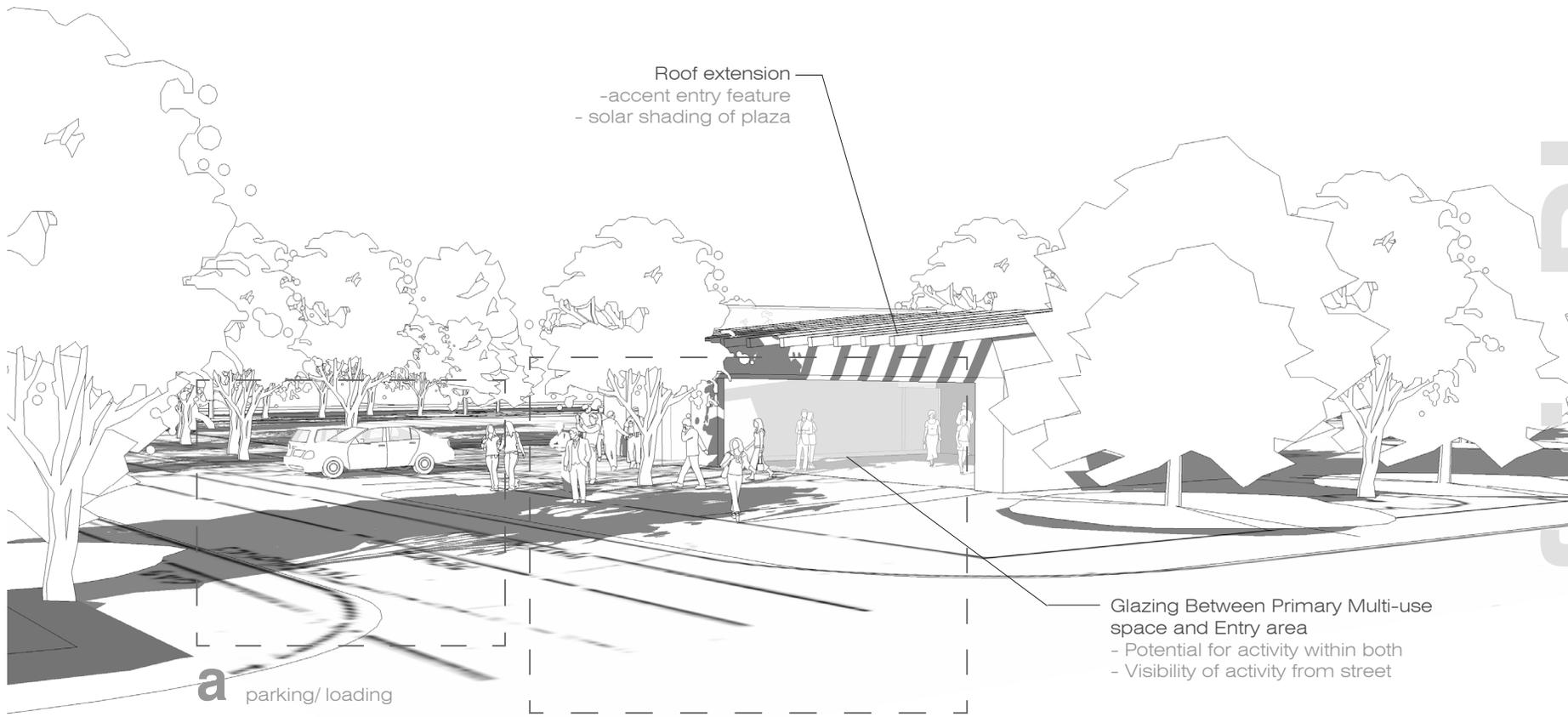


# Mayfair Place

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1 Loading Space  
4 parking stalls  
(one wheelchair accessible)



Roof extension  
- accent entry feature  
- solar shading of plaza

Glazing Between Primary Multi-use  
space and Entry area  
- Potential for activity within both  
- Visibility of activity from street

**a** parking/ loading

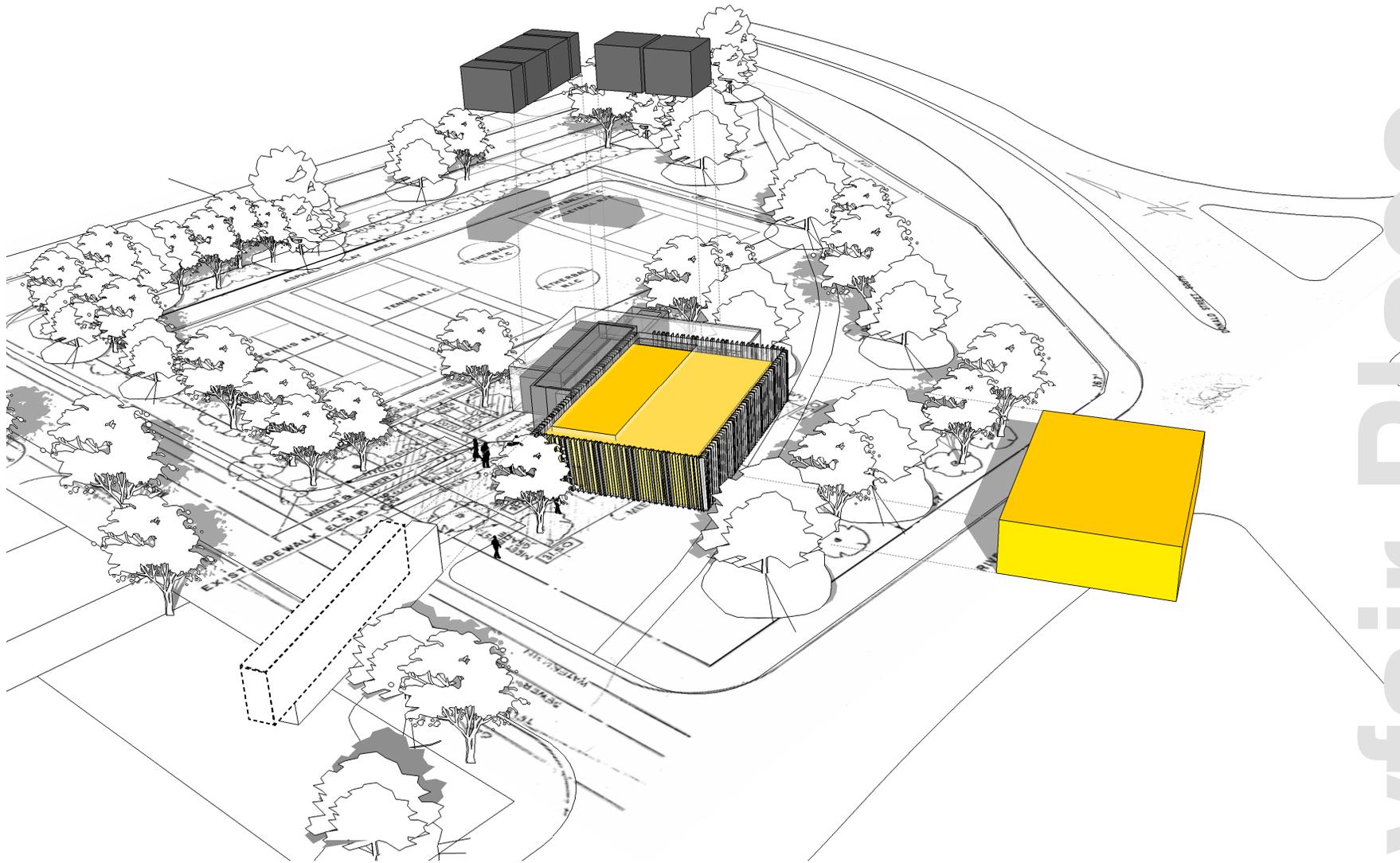
**b** civic space/ plaza

# Mayfair Place

## Concept 2

The following programming strategy divides the new building into three parts: **the silicone** ( program zone containing public use, circulation within the building, exiting, spectator use); **the primary use** ( this program zone includes the main community activity and multi-use space); and **the utility** ( a program zone including a kitchen, washrooms, storage and mechanical). Concept 2 orientates the spine and the overall building at an oblique angle to both River Avenue and Mayfair Place. The new orientation engages both adjacent streets, and opens up the front entry area to the pedestrian traffic in that area. The primary use volume is set adjacent to the bike path, to further promote an intimate engagement between the indoor activity of the building and the passer by. The utility zone is one again placed at the back of the site, to facilitate mechanical adjacency to the rink, to the existing utilities from the city, and to maximize street frontage for the prime components of the design.

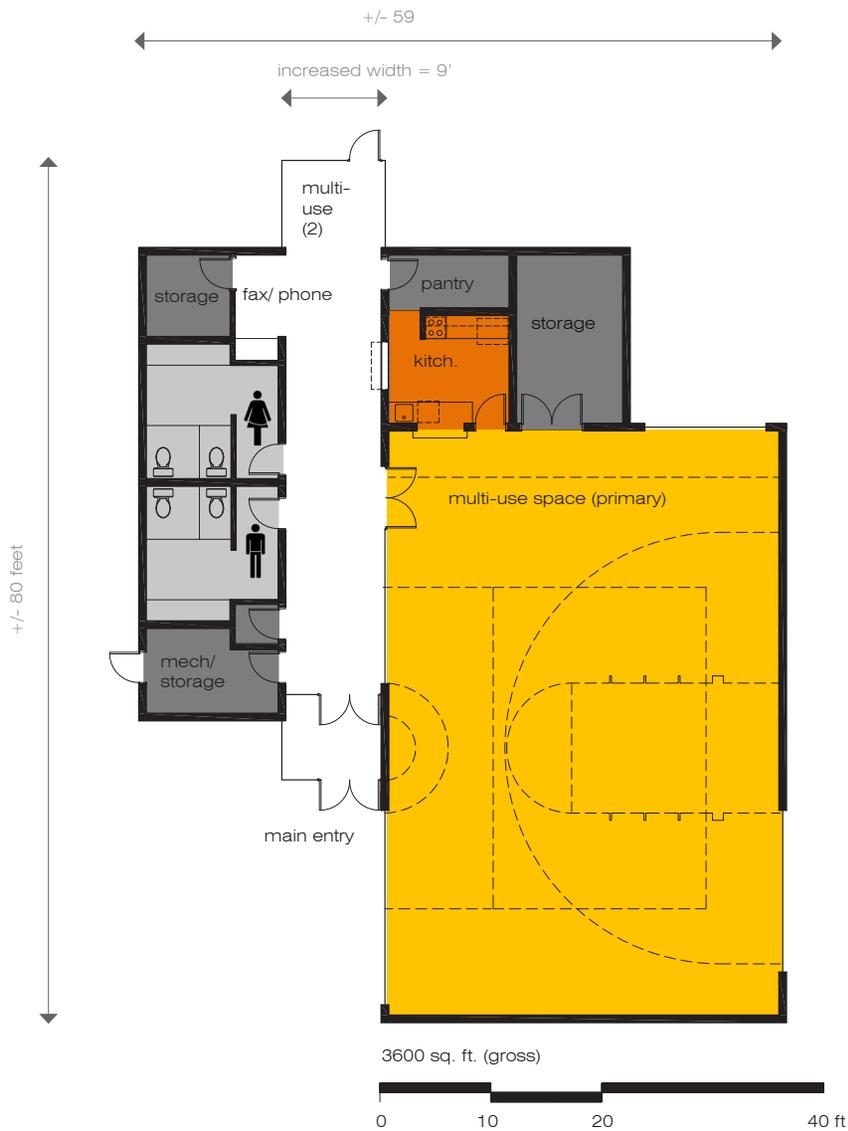
**“The orientation of the building and its adjacency to the existing bike path is the most favourable program configuration ”**



-  'silicone' - public/ circulation
-  primary use
-  utility

# Mayfair Place

Recreation Feasibility study\_ December 2011



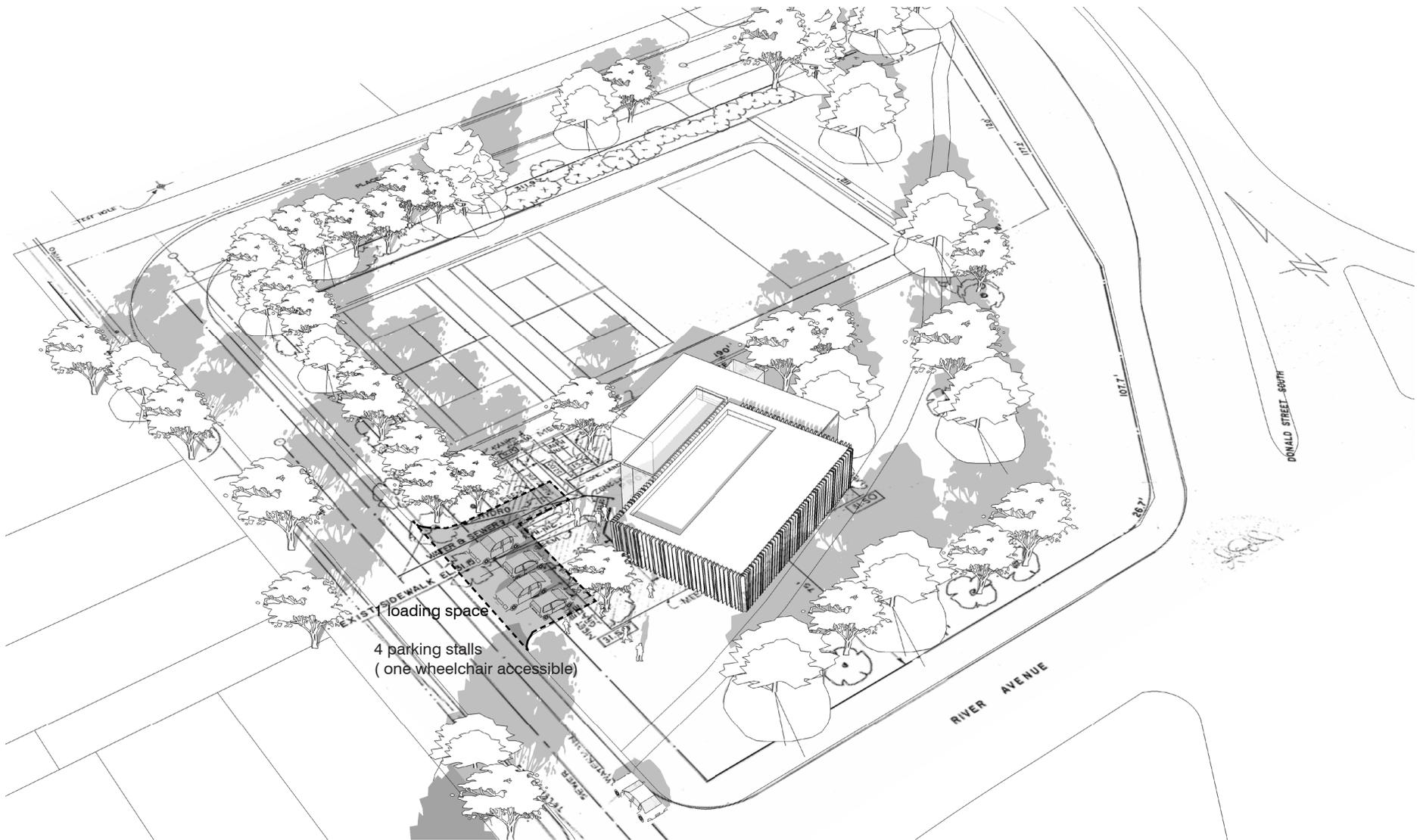
	'silicone' - public/ circulation	490 sq. ft.
	primary use	2000 sq. ft.
	kitchen	175 sq. ft.
	washroom	290 sq. ft.
	storage/ utility	355 sq. ft.
		3310 sq. ft. (net)

## Concept 2 Comments

- Option to switch the mechanical space with the storage area adjacent to the rear multi-use space(2). Allow for storage of activities in that space.
- Multi-use space storage would require additional door for size of items being stored, such as sports equipment, tables, and chairs.
- Provide transparency between the multi-use space and the entry corridor.
- Wider public corridor is favorable.
- Provide acoustic partition in Multi-use area to divide the space for multiple functions
- Increase multi-use space (2) and improve connection to outdoor activity. Make it wider and more transparent to back of site.
- positioning of building and parking on site works well
- Outdoor entry area and potential for plaza better for street presence and neighborhood aesthetic
- Programming needs to look at the short-term and the long term for the facility. Planning for activities like harvest needs to be flexible for possible future / alternate activities in its place.

floor plan\_oct17, 2011\_ (plan to the right)  
 site plan\_oct17, 2011\_ (opposite page)



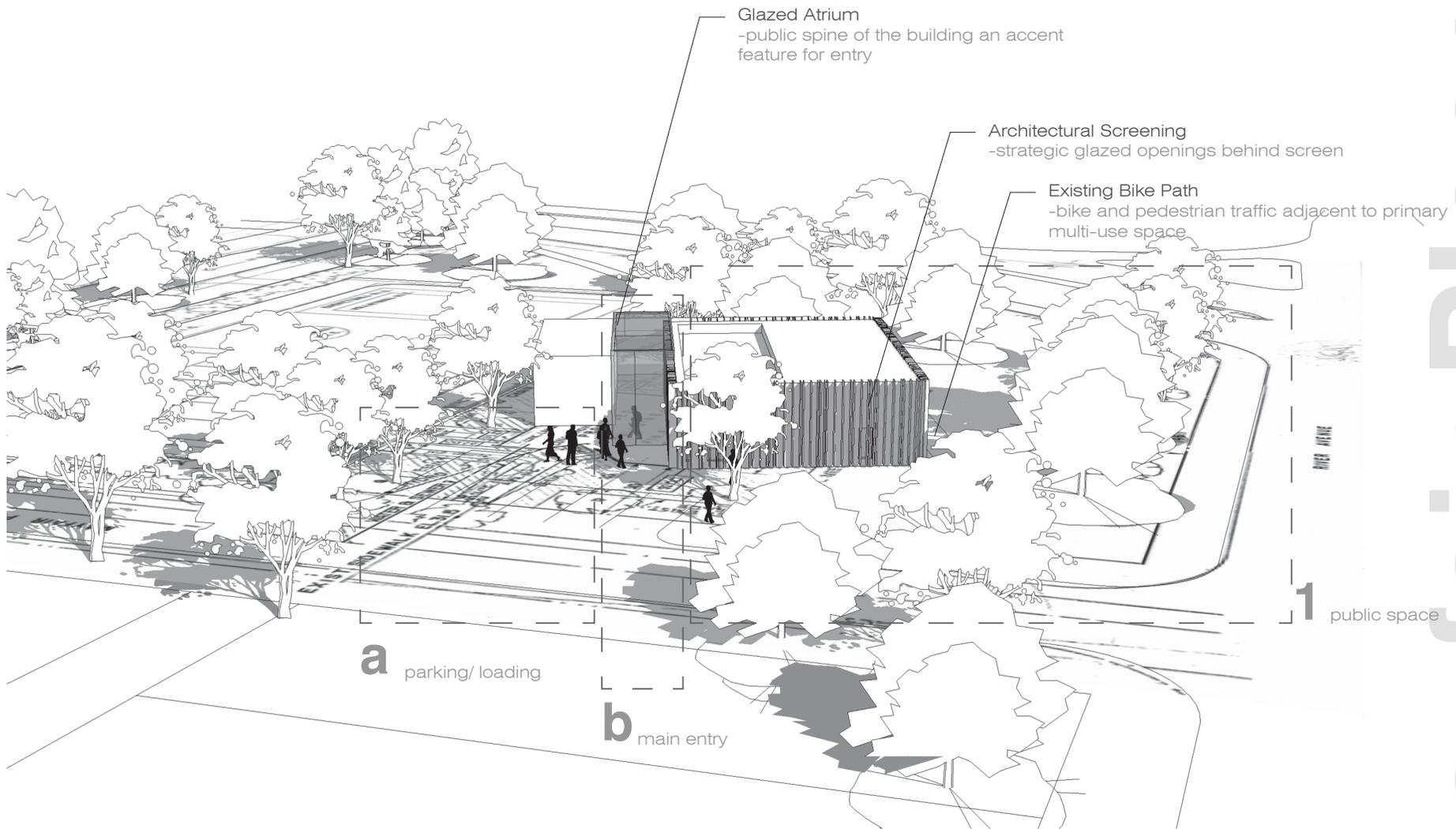


loading space  
4 parking stalls  
(one wheelchair accessible)

RIVER AVENUE

DONALD STREET - SOUTH

10/10/10



Glazed Atrium  
-public spine of the building an accent feature for entry

Architectural Screening  
-strategic glazed openings behind screen

Existing Bike Path  
-bike and pedestrian traffic adjacent to primary multi-use space

1 public space

a parking/ loading

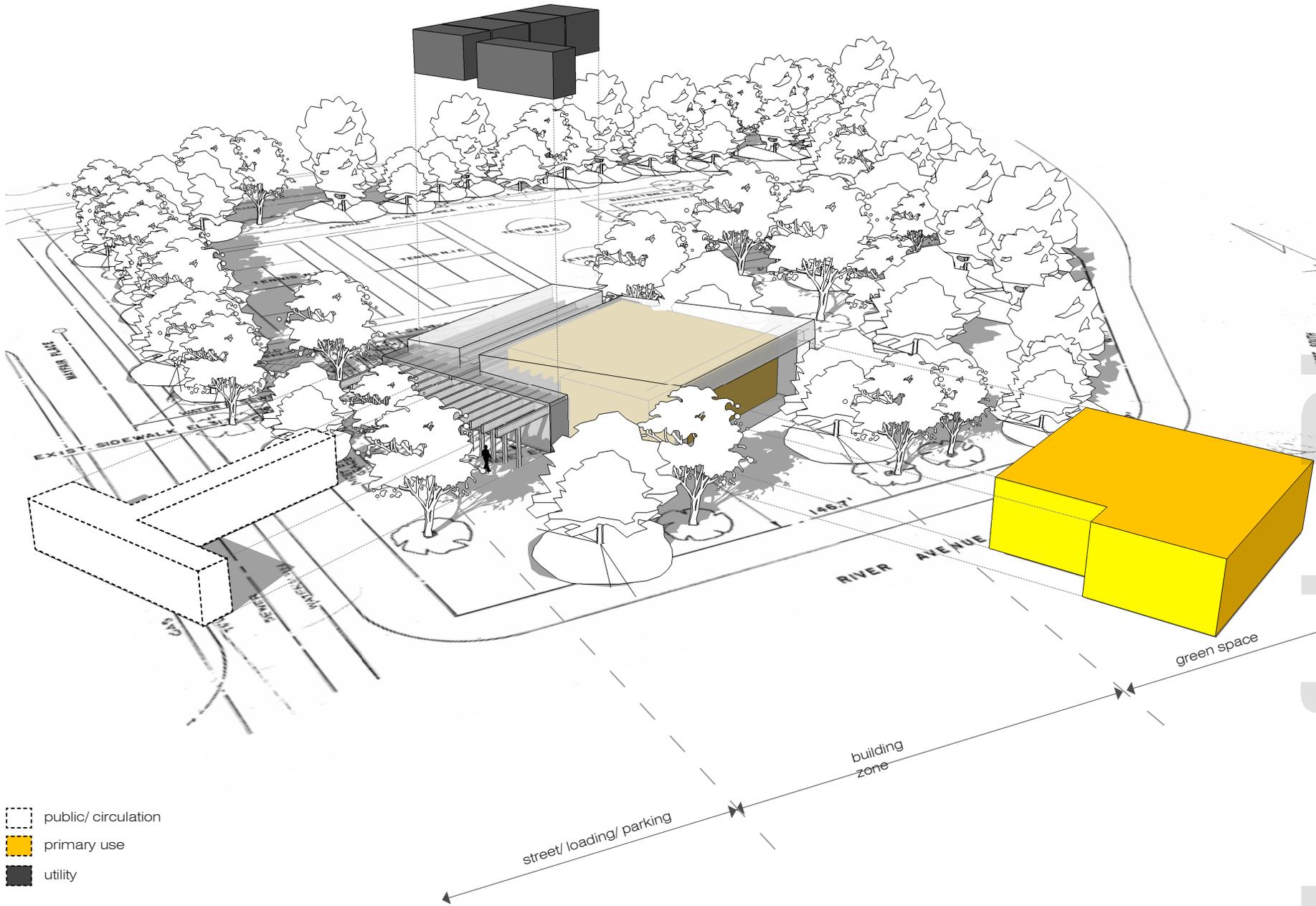
b main entry

# Mayfair Place

## Concept 3

The following programming strategy divides the new building into three parts: **the silicone** (program zone containing public use, circulation within the building, exiting, spectator use); **the primary use** (this program zone includes the main community activity and multi-use space); and **the utility** (a program zone including a kitchen, washrooms, storage and mechanical). Concept 3 provides a T-shaped public spine at an oblique angle to both River Avenue and Mayfair Place. The T shape provides an interior public zone that can engage and build off the exterior entry into the building. The primary use volume is set adjacent to river avenue (closer towards Donald Street) to promote a more direct relationship to the adjacent urban corridor. The I-shaped utility zone is placed at the back, wrapping to the side of the site, to facilitate mechanical adjacency to the rink, to the existing utilities from the city, and to maximize access to loading.

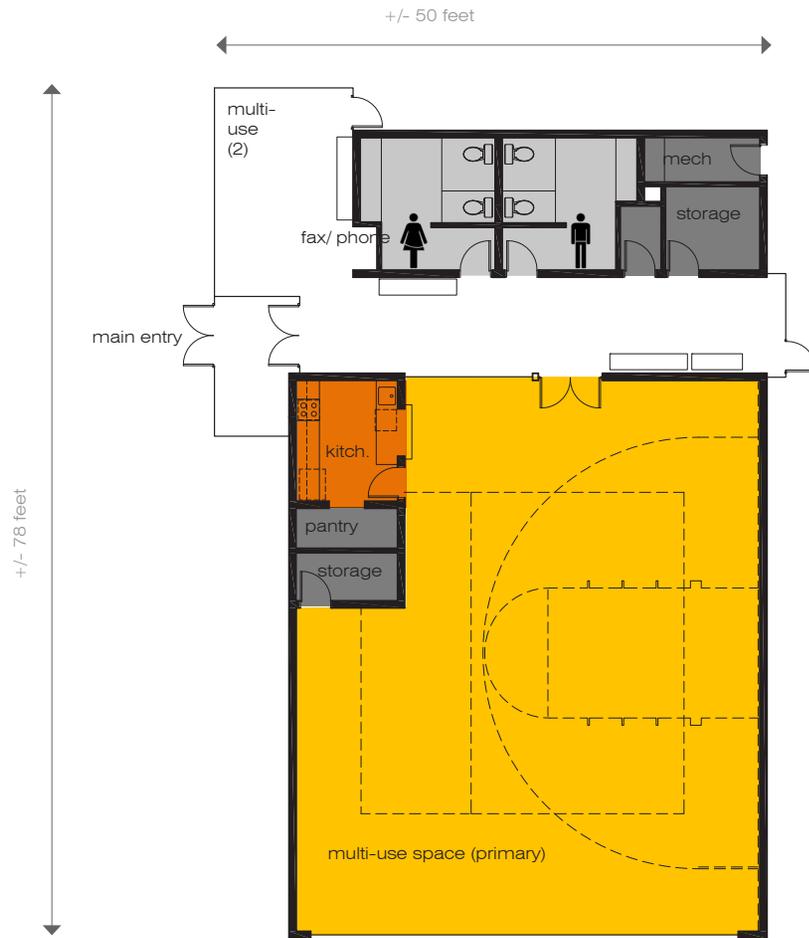
**“Added value to the entry space when a small multi-use area is placed within that zone.”**



-  public/ circulation
-  primary use
-  utility

# Mayfair Place

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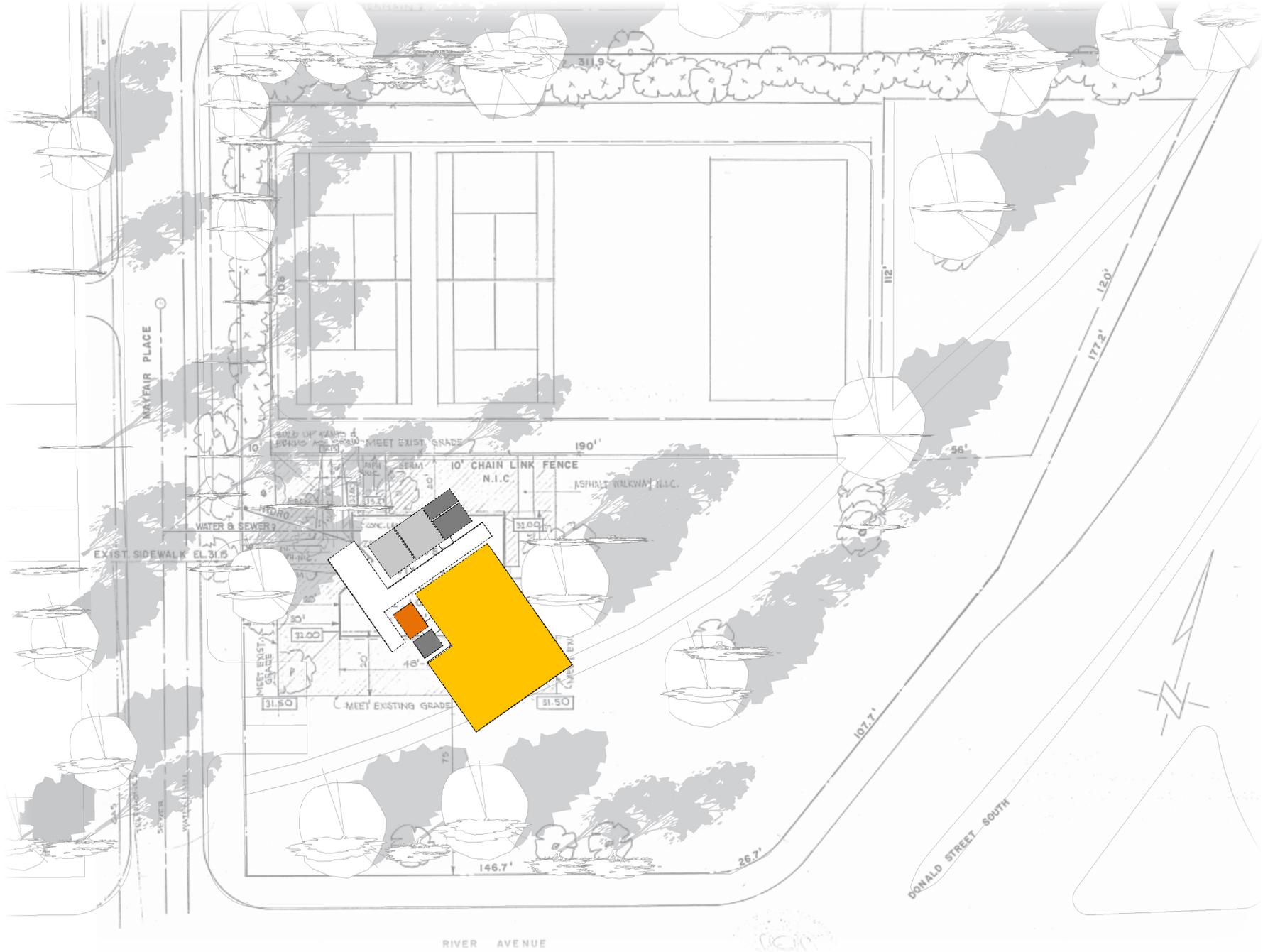
3450 sq. ft. (gross)

	'silicone' - public/ circulation	725 sq. ft.
	primary use	2000 sq. ft.
	kitchen	105 sq. ft.
	washroom	290sq. ft.
	storage/ utility	220 sq. ft.
		3340 sq. ft. (net)

### Concept 3 Comments

- Loading and parking best in this option. A better idea to separate loading with parking to provide better traffic safety and less disruption between loading duties and drop off parking activities. Perhaps parking surface is constructed with pavers, curved curb, and blend in with entry outdoor space.
- Kitchen off the front not ideal location, not enough storage for kitchen.
- Access to the rink, from Donald and River, not addressed.
- Safety and Security important issue to address in design. Visibility between elements can provide some of the supervision needed for the building. Transparency between the main multi-use space and the public corridor would help visibility to washrooms. Also there is an opportunity for an opening at the kitchen off of the public space corridor for more supervision.
- Storage needs for the multi-use space. Look at storage closet specific for equipment needs; facilitate easy removal and return of equipment.
- Programming needs to look at the short-term and the long term for the facility. Planning for activities like harvest needs to be flexible for possible future / alternate activities in its place.
- Due to the configuration, concerns about the functionality and safety of the multi-use space

floor plan\_oct17, 2011\_ (plan to the right)  
site plan\_oct17, 2011\_ (opposite page)



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- 1 Loading Space
- 3 parking stalls  
(one wheelchair accessible)
- 1 drop off area

RIVER AVENUE

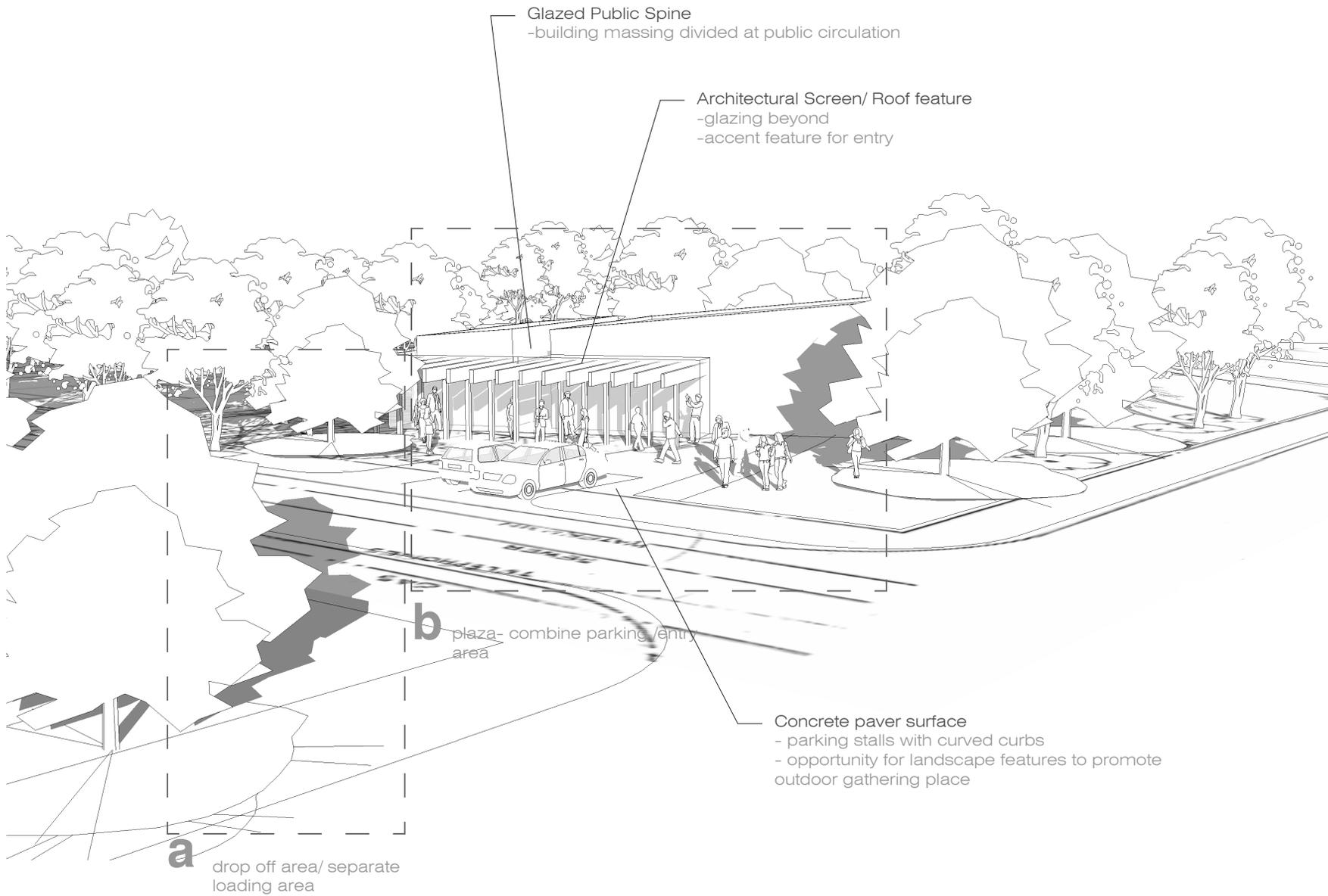
DONALD STREET

SIDEWALK

572

DRIVEWAY

BIKEWAY



Glazed Public Spine  
-building massing divided at public circulation

Architectural Screen/ Roof feature  
-glazing beyond  
-accent feature for entry

b plaza - combine parking/entry area

Concrete paver surface  
- parking stalls with curved curbs  
- opportunity for landscape features to promote outdoor gathering place

a drop off area/ separate loading area

# Mayfair Place

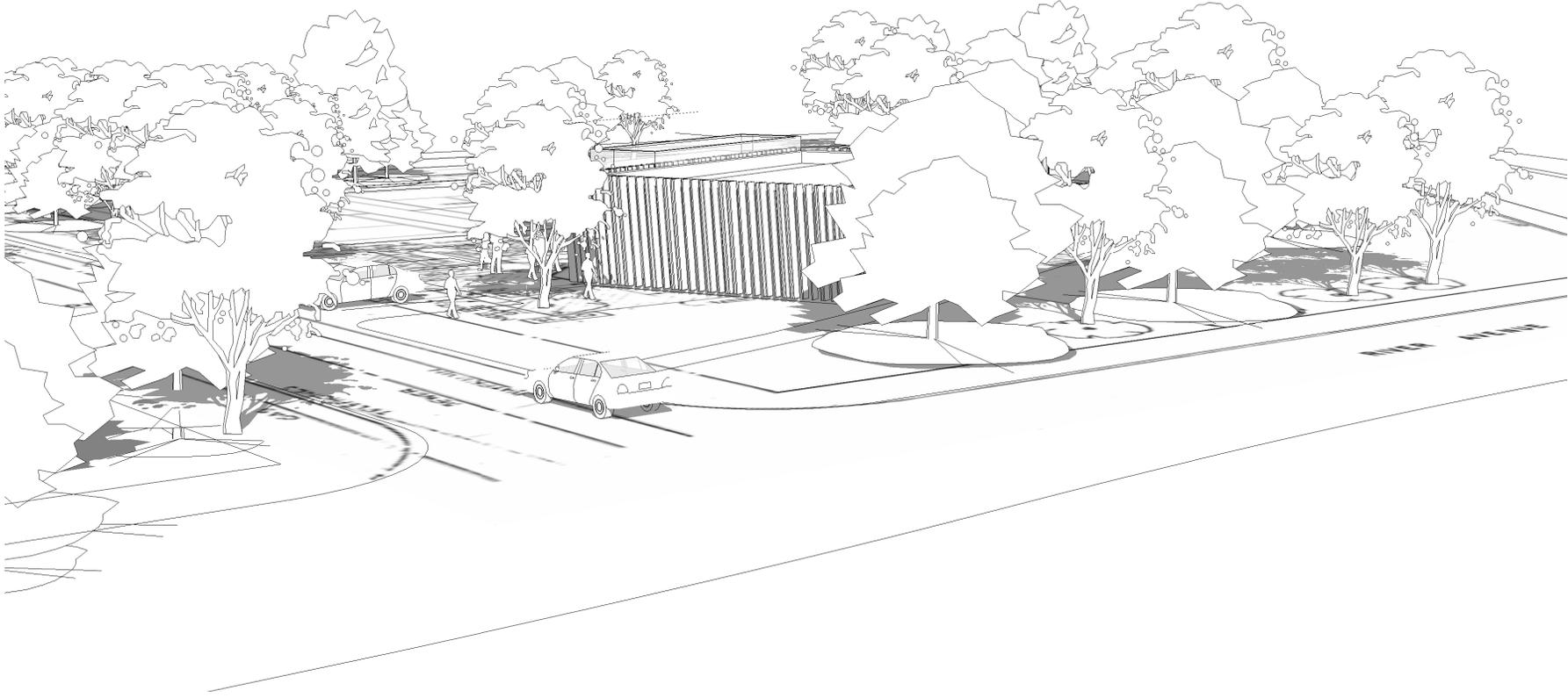
Recreation Feasibility study \_ December 2011

## **Design summary**

The intent of our study is to provide a facility design that is flexible, adaptable and engaging for long and short term requirements of the facility. The concept for the design uses a long transparent volumes of space, 'silicone', to enhance community activity and visibility. The 'silicone' acts as a playful bridge between the buildings components: retaining the flexible programmatic connection between the amenities.

***“The public corridor increase exterior/ interior sightlines and the interaction between spaces. The in-between space within the components of the program become the potential environment for community building”***





# Mayfair Place

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- 'silicone' - public/ circulation
- primary use
- kitchen/ admin
- washroom
- storage/ utility

## Plan

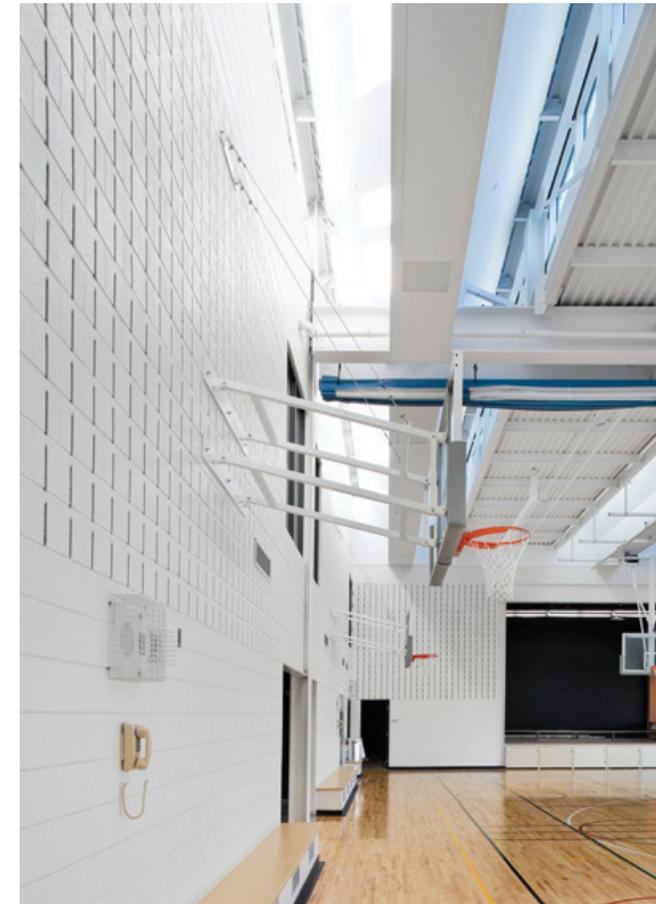
The design aims to create efficiencies in the size and use of the building through strategic alignments between the multifunctional volumes of the design. The plan provides a functional layout that can respond to different activities, uses and events.

The Multi-use space is designed to accommodate community function and active living. The space can be divided to enable simultaneous use by different groups. The division between the main corridor and the multi-use space is transparent to support a greater connection between the activity of the building and the 'street' corridor. This street corridor is clad in transparent materials to maximize natural day lighting and is oriented to maximize views through the site. The intent is to extend the street, the pedestrian environment into the building to become the silicone that holds the building activities together. There is an opportunity to create a landscaped plaza, to provide a space for outdoor spectatorship and a civic opportunity that compliments the entrance into the facility.

It is assumed that the kitchen design is not for commercial purposes but would include a serving counter, c/w preparation, cooking / dishwashing space, a walk-in pantry and accommodate equipment/ appliances to facilitate current program needs.



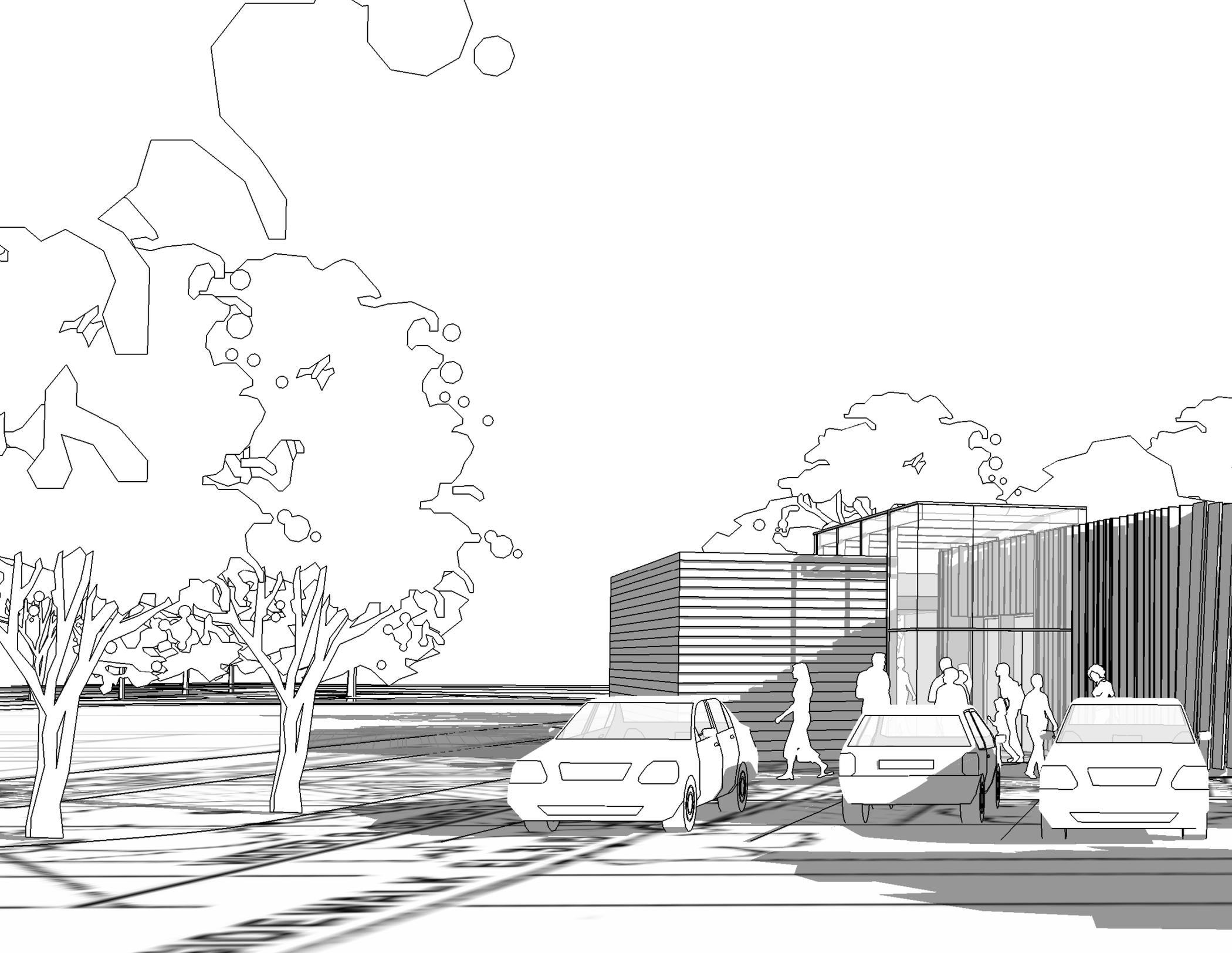
**“The concept for the design uses transparent volumes of space, ‘silicone’ to enhance recreation visibility. The ‘silicone’ acts as a playful bridge between the buildings components: retaining the flexible programmatic connection between the amenities.”**



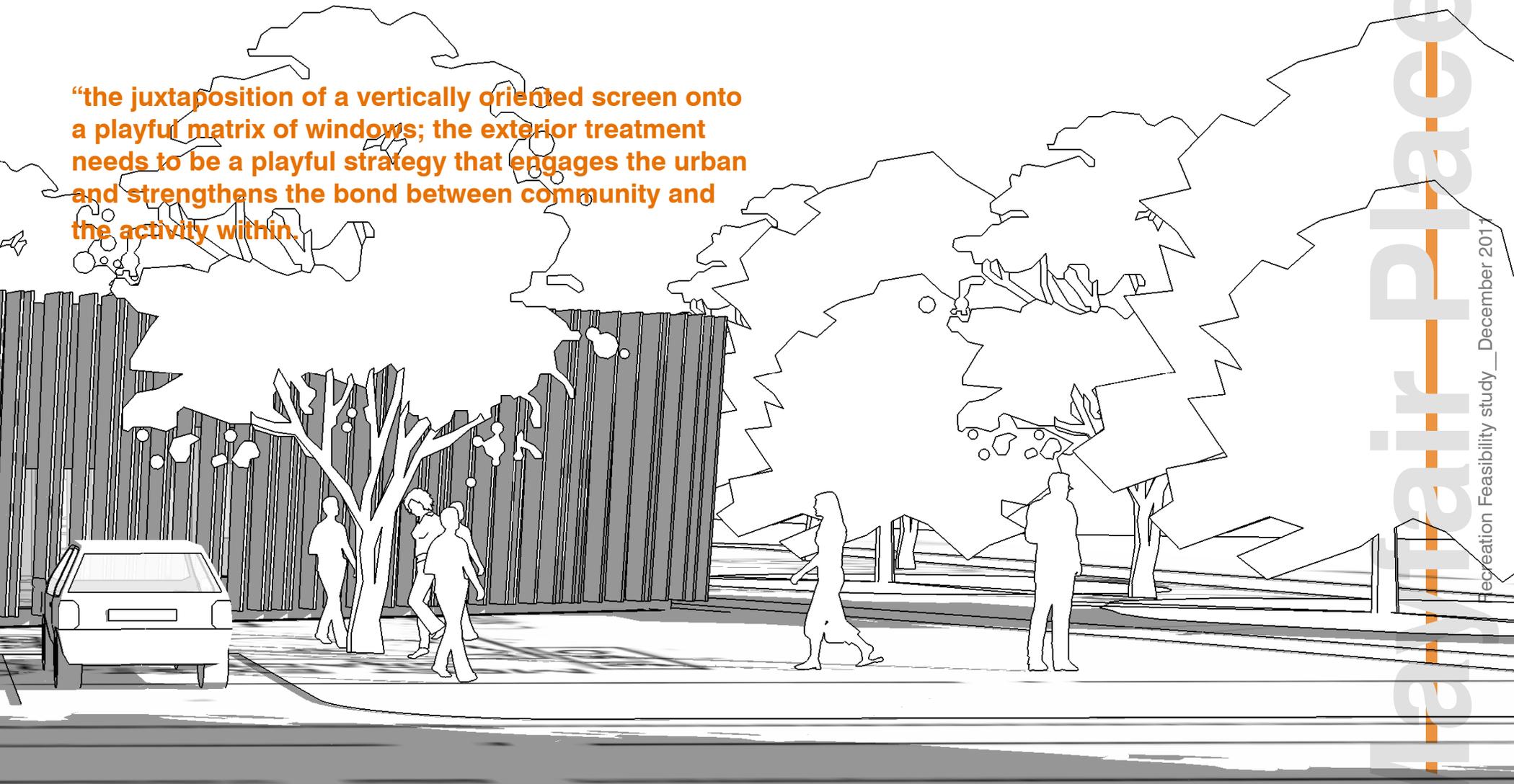


# Mayfair Place

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**“the juxtaposition of a vertically oriented screen onto a playful matrix of windows; the exterior treatment needs to be a playful strategy that engages the urban and strengthens the bond between community and the activity within.”**



## **Materials**

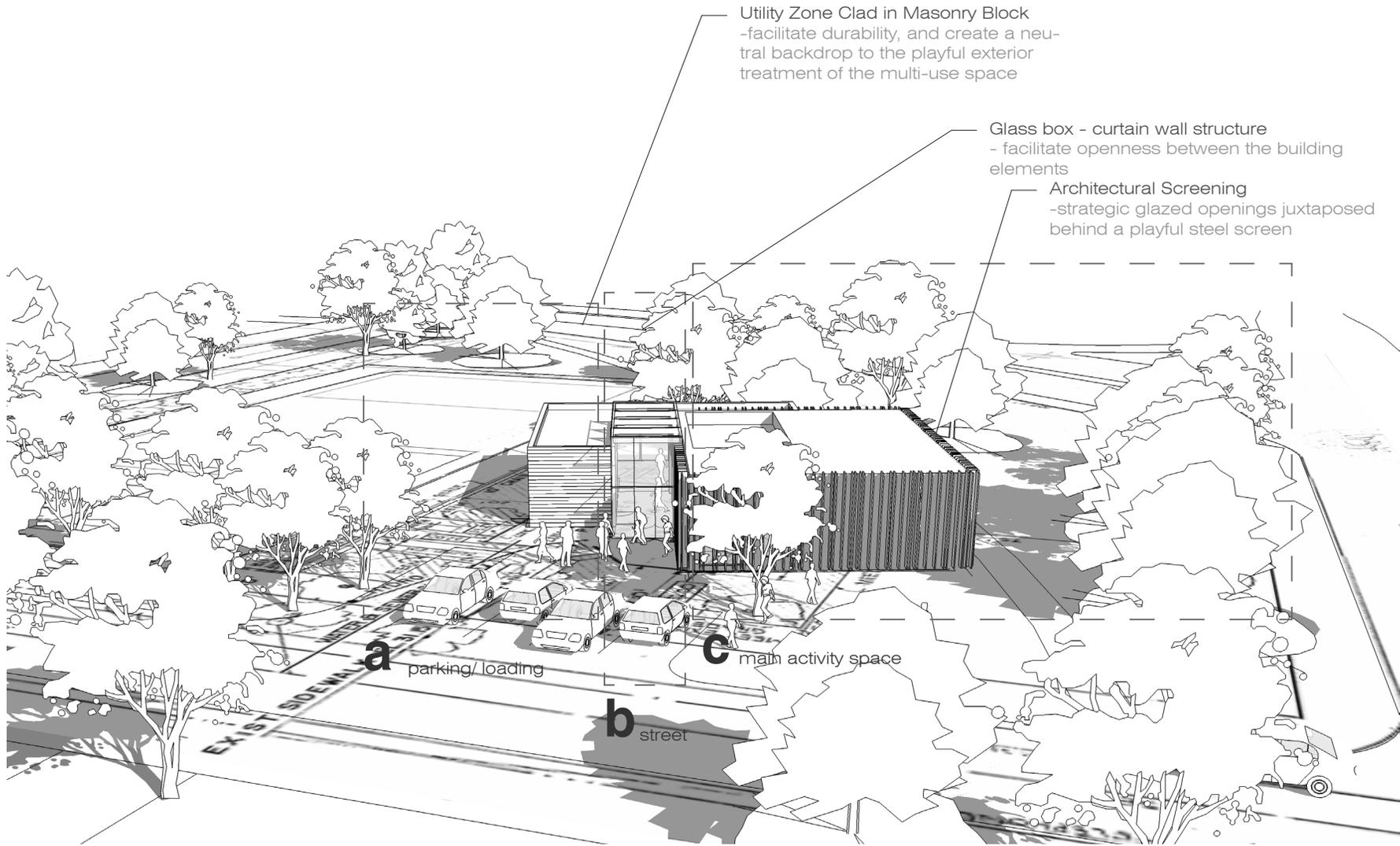
The intent is to construct a facility that meets the high standards of daily use: considering durability, safety and maintenance. The strategy for the building is to use:

**Concrete block- to provide durability and impact resistance among high traffic areas.**

**Tempered glass- to provide safety within the active space**

**Sport flooring- provide a durable surface for active living within the building**

**Long lasting finishes/ anti-graffiti coatings- contribute to reduced maintenance and longevity to the recreation/ community environment.**



Utility Zone Clad in Masonry Block  
-facilitate durability, and create a neutral backdrop to the playful exterior treatment of the multi-use space

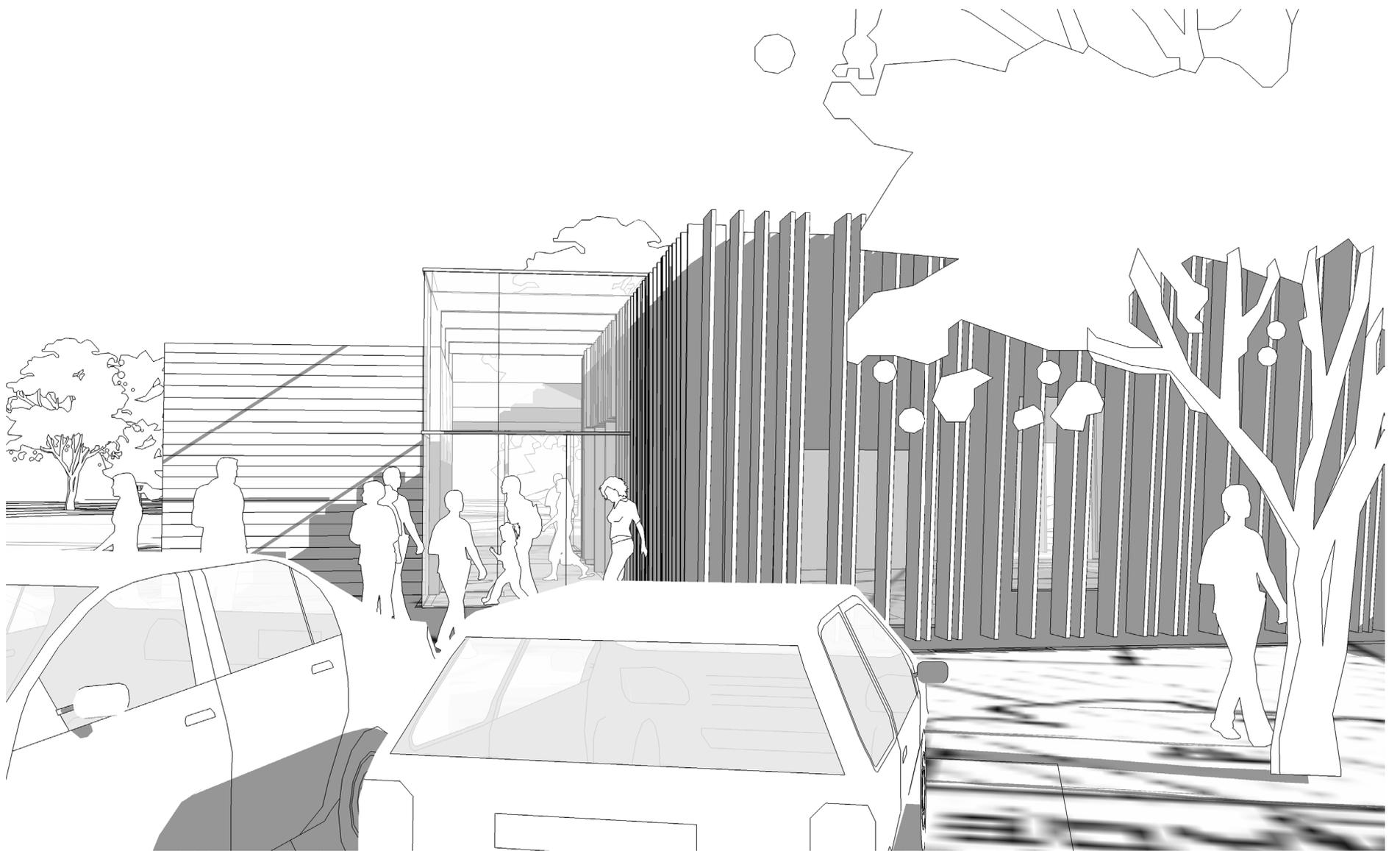
Glass box - curtain wall structure  
- facilitate openness between the building elements

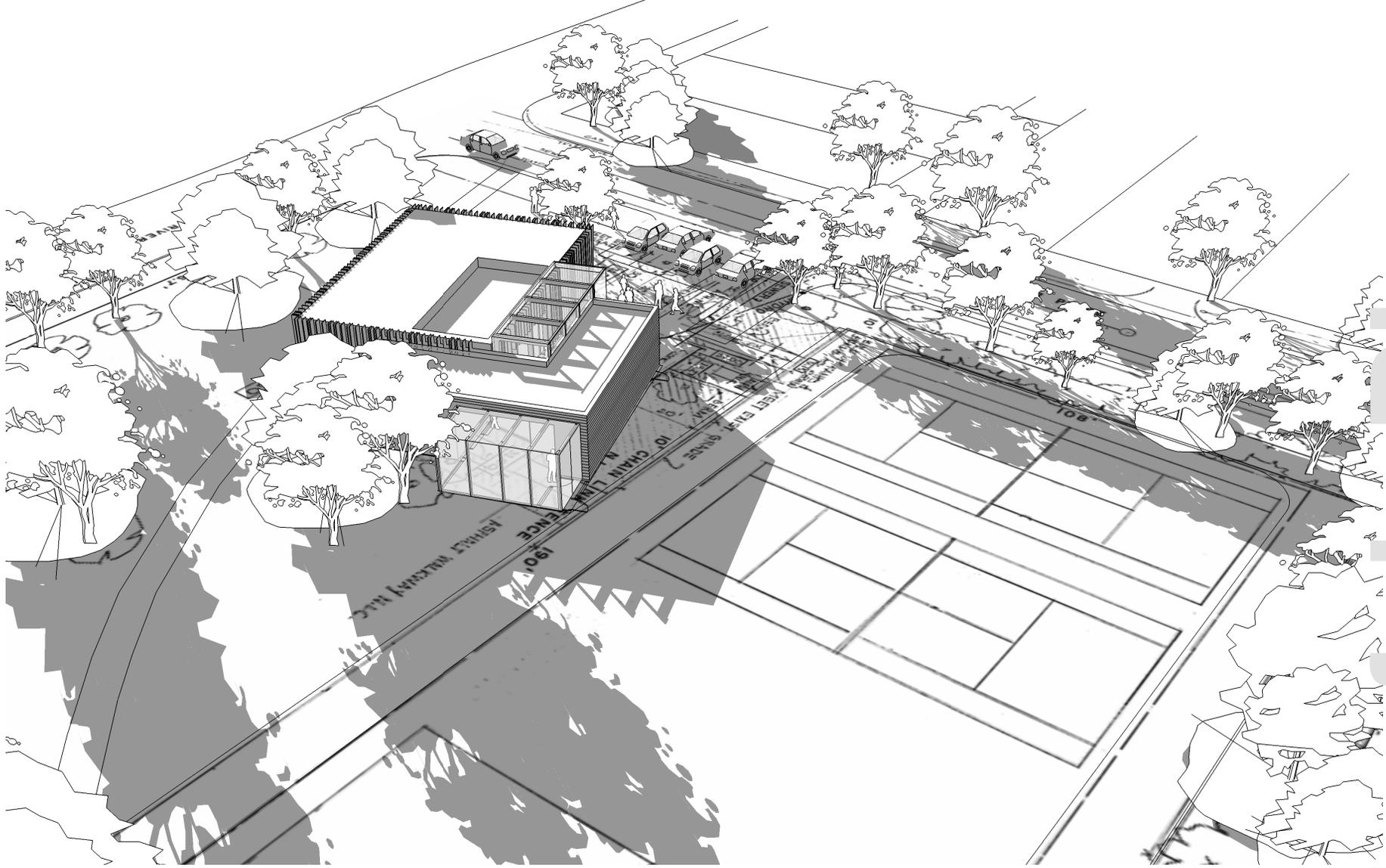
Architectural Screening  
-strategic glazed openings juxtaposed behind a playful steel screen

**a** parking/loading

**b** street

**c** main activity space





# Mayfair Place

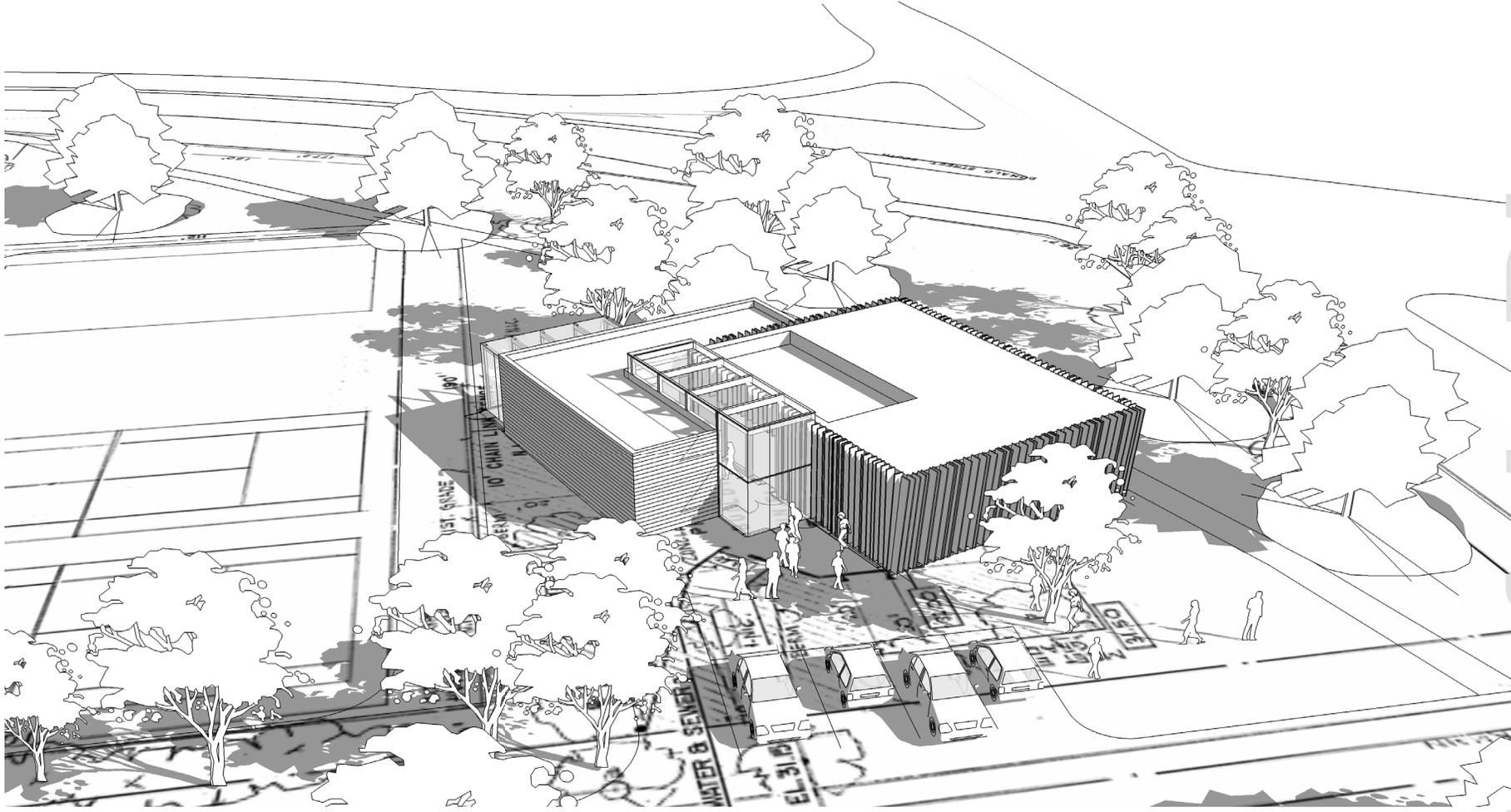
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## ***Sustainability***

Sustainable design adds value to the building: it provides tangible, measurable improvements in quality of life, while reducing life cycle costs. Although the scale of the project does not fall within LEED certification, 40 Mayfair Place should work towards targeted goals in the following: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources and Indoor Environment Quality. There is an opportunity with the Green Globes assessment and rating system to work towards those targeted goals.

Energy Conservation has been identified as one of the primary sustainable goals with the Manitoba Hydro Power Smart Building Designation serving as a minimum guideline.





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## Capital Cost Projection

Preliminary Development cost projections have been provided in this section. The cost projections are in 2011- dollar values and will need to be adjusted over time. Due to the dynamic nature of the construction industry, the cost projections will need to be evaluated as the project progresses. Opinions of Construction Costs have been established based on:

1. Data from similarly complex projects
2. Current costing trends in Central and Western Canada
3. Local and Regional Construction trends
4. RSMeans Construction Costing 2010

### Building Construction Cost Projections

Construction costs for recent projects were investigated as a part of our research. The capital costs are issued with the understanding that current market trends are experiencing significant inflation and fluctuation. Consequentially, the cost projections are just that, projections, based on current understanding and anticipated values. Site work and Servicing is not a part of the scope of work for this feasibility study, but has been included for budget purposes only.

### Design Team Fees

Consultant fees and costs have been determined using the Fee Guidelines published by the Manitoba Association of Architects with modifications based on the project location and type.



## 40 Mayfair Place: Cost Projection

### Building Construction Cost

- Building (3,500sf @ \$350/sf) \$1,225,000

Sub- total \$1,225,000

Loose Furniture and Equipment \$50,000  
Site Work and servicing (staging) \$250,000

Sub-total \$1,525,000

### Design Fees

- Consultants @ 12% (Approx.) of \$1,225,000 \$147,000
- Disbursements \$0

Sub- total \$85,955

Total Design and Construction Cost Projection **\$1,672,000**

Contingency @ 15% of \$1,525,000 \$228,750

City - F&A @ 3% of \$1,900,750 \$57,022

Opinion of Building Probable cost **\$1,957,772**

## ***Implementation/ Schedule***

Review & Adopt the Study Findings , Conceptual design

The first step is for the City of Winnipeg to adopt the report. An agreed upon plan is a necessary starting point. Although there will be differences of opinion on aspects of the study, there will need to be a degree of consensus and support for the project to move forward.

The proposed schedule is:

### **Phase 1 - Feasibility Study**

Study Draft Submitted                      Nov. 18, 2011

C of W Community Services Review      Nov 18 to Dec 16, 2011



## Project Time Frame

Design Continuation	4 weeks
Design Development and Construction Documentation	
1. Design Development	4 weeks
2. Costing and Review	2 weeks
3. Construction Documentation	7 weeks
4. Tender	3 weeks
5 Construction	6 months
6. Occupancy	Spring 2013

## ***Acknowledgements***

Smith, Daniel P. "Generation Recreation: From Multigenerational to Intergenerational Programming." *Recreation Management* (February, 2010).

SRF CONSULTING GROUP, INC. City of Eden Prairie Park and Open Space System Plan. Chapter 9: Future Recreation Trends, 2003.

Johnston, Brian and Bill Webster. Where do we spend our recreation dollar? Special Report: Quality of Life in Manitoba Municipalities. *Municipal Leader* (Spring 2007)

<http://www.ucalgary.ca/exergaming/research>



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